

## SINGLE FAMILY DESIGN BOARD – SPECIAL MEETING CONSENT CALENDAR

Monday, December 24, 2007

11:00 A.M.

630 Garden Street

**BOARD MEMBERS:** 

WILLIAM MAHAN, CHAIR

PAUL ZINK, VICE-CHAIR (Consent Calendar Alternate)

BERNIE BERNSTEIN

ERIN CARROLL (Consent Calendar Representative)
GLEN DEISLER (Consent Calendar Representative)

GARY MOSEL

DENISE WOOLERY (Consent Calendar Alternate)

CITY COUNCIL LIAISON: GRANT HOUSE

PLANNING COMMISSION LIAISON: STELLA LARSON

**STAFF:** JAIME LIMÓN, Design Review Supervisor

TONY BOUGHMAN, Planning Technician GLORIA SHAFER, Commission Secretary

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Actions on the Consent Calendar agenda are reported to the Full Board at the next regular Full Board meeting. The Full Board has the discretion to ratify or not ratify the Consent actions.

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. Consent Calendar begins at 11:00 a.m. If applicants are not in attendance when their item is announced, the item will be moved to the end of the calendar agenda.

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/sfdb.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

Posting Notice: On Thursday, December 20, 2007 at 3:00 p.m., this Consent Calendar was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at <a href="https://www.SantaBarbaraCa.gov">www.SantaBarbaraCa.gov</a>.

### **NEW ITEM**

## A. 1084 GARCIA RD E-1 Zone

Assessor's Parcel Number: 029-283-008 Application Number: MST2007-00506

Owner: Richard D. Carson Architect: James Macari

Contractor: Signal Construction Company

(Proposal to construct a 12 square foot second-story balcony and a 204 square foot patio. The existing 1,947 square foot single-family residence is located on a 9,883 square foot lot in the Hillside Design District. Staff Hearing officer approval of a modification to provide open yard area in the front yard is requested.)

# (PUBLIC HEARING: COMMENTS ONLY; PROJECT REQUIRES STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)

#### FINAL REVIEW

## B. 1943 GRAND AVE R-2 Zone

Assessor's Parcel Number: 025-344-004 Application Number: MST2007-00015

Owner: Gerald Constantine and Janean Se Comati

Architect: Jeff Shelton

Contractor: Dan Upton Construction, Inc.

(Proposal for remodeling and additions to an existing 1,968 square foot two-story single-family residence on a 7,018 square foot lot in the Mission Area Special Design District. The proposal would add 633 square feet of living area, two attached 242 square foot one-car garages, and 284 square feet of roof decks. The proposed total of 3,085 square feet is 104% of the maximum guideline FAR.)

## **FINAL REVIEW**

### C. 255 SAN RAFAEL AVE E-3/SD-3 Zone

Assessor's Parcel Number: 045-141-005 Application Number: MST2007-00564

Owner: Jeffrey M. and Jennifer A. Davis

Architect: Dawn Sherry

(Proposal for 892 square feet of single-story additions, a 588 square foot roof deck, 2 rear decks (275 square feet and 350 square feet), and a 44 square foot addition to the existing front porch. The existing 1,194 square foot one-story single-family residence and attached 386 square foot attached two-car garage is located on a 7,520 square foot lot. The proposed total of 2,472 square feet is 80% of the maximum FAR.)

### **FINAL REVIEW**

#### D. 614 N VOLUNTARIO ST

R-2 Zone

Assessor's Parcel Number: 031-190-034 Application Number: MST2007-00412

Owner: Jose Luis Perez Architect: Jose Esparza

(Proposal to add a 495 square foot second-floor addition to an existing two-story 2,038 square foot single-family residence. The project will result in a 2,533 square foot single-family residence including the 475 square foot two-car garage on the 5,850 square foot lot. The proposal has a FAR of 0.43 and is 95% of the maximum guideline FAR.)

## **NEW ITEM**

E. 1258 DOVER LN E-1 Zone

Assessor's Parcel Number: 019-220-014 Application Number: MST2007-00628

Owner: Roy S. Smith and Nicola A. Spaldin

Architect: Susette Naylor

(Proposal for a 68 square foot first-floor addition, 165 square foot basement addition, installation of four skylights, and interior and exterior remodeling. The existing 2,047 square foot single-family residence, including a 326 square foot two-car garage, is located on a 9,641 square foot lot in the Hillside Design District. The proposed total square footage is 63% of the maximum FAR. Staff Hearing officer approval of modifications for alterations within the front and interior setbacks are requested.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)